

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 4, 2008, 7:30 p.m.
At the Franklin Village Hall
32325 Franklin Road, Franklin, Michigan**

I. MEETING CALLED TO ORDER

The regular meeting of Franklin Historic District Commission was called to order by Vice-Chairman Gary Roberts at the Franklin Village Office Building, 32325 Franklin Road, Franklin, Michigan at 7:32 p.m.

II. ROLL CALL

Present: Patricia Burke, Judy Ernst, Madeline Haddad, Gary Roberts

Absent: Mark Ashbaugh, Michael Brassfield, Walter Denison

Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk; Bill Lamott, Liaison and Village Council Trustee

III. ADOPTION OF AGENDA

Roberts asked that reports be added for the Main Street Committee and Zoning Board of Appeals meetings.

The agenda was approved as amended.

IV. ADOPTION OF MINUTES

A. Regular Meeting of January 7, 2008

Motion: Motion by Haddad, supported by Burke, to approve the minutes for the regular Historic District Commission meeting held on January 7, 2008, as submitted.

Motion approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Sign application for 32749 Franklin Road, Franklin Village Tea Room & Village Boutique.

Jane Roberts of the Village Boutique was present to address the questions and the concerns of the commissioners. Mrs. Roberts displayed a color version of the sign design adding that the sign had been approved previously, but that the colors chosen required approval.

Motion: Motion by Burke supported by Haddad to approve the sign application and design with specified colors for the address of 32749 Franklin Road for the Franklin Village Tea Room and the Village Boutique.

Motion carried unanimously.

VII. ORDINANCE REVIEW

A. Sign Ordinance Revisions

Roberts provided a memo (attachment #1) in which he had delineated some questions and comments that would require the review of Chairman Walter Denison, but specified that Pulker should make the suggestions available to Planning Commission Chairman Pam Hansen. The commissioners discussed their own comments and Roberts stated that he would add their comments to his memo.

VIII. DISCUSSION ITEMS

A. Main Street Meeting

Burke reported that she had attended the January committee meeting and briefly discussed the progress made at the meeting.

B. Zoning Board of Appeals Meeting

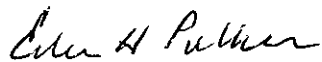
Roberts reported that he had attended the January 24, 2008 Zoning Board of Appeals meeting and stated that the ZBA had approved the variances for the parking and temporary fencing for the Huda School project, as had been recommended by the Historic District Commission .

Dinnan briefly discussed the denial letters mailed out after the last meeting, noting that a new format had been determined that would prevent misunderstandings about the denials and the appeal process, that he explained to the commissioners.

IX. ADJOURNMENT

The meeting adjourned at 8:16 p.m.

Respectfully submitted,


Eileen H. Pulker, Village Clerk

ATTACHMENT #1

Date: February 4, 2008
[Revised February 5, 2008]

To: Franklin Historic District Commission
From: Gary D. Roberts, AIA
Subject: Notes on Sign Ordinance Review

Following up on last night's Commission meeting this memorandum will incorporate the additional comments from the Commission during our discussion of this matter.

1. Walter asked why we have a non-combustible provision? In fact, wood signs are encouraged and are combustible so we should drop the notion of "combustability".
2. Our draft went to some lengths trying to describe the configuration of the signs permitted. The McKenna draft eliminates all that including all single pole signs. As you know, most of the signs we have encouraged and permitted are single pole cantilever style signs as depicted on our "recommended configurations". I would reject the McKenna over simplified language on configuration.
3. The McKenna 1474.08.03 provides that any business located on a corner can have double the amount of signage by allowing 1 per each street. I don't know where that came from and I don't think we want it.
4. We've precluded LED style signs. That requirement got lost in the McKenna draft.
5. 1474.06.04 of the McKenna draft sub paragraph b describes set back and distance measurements. What does the distance from the sign to the building have to do with anything? This section is unclear.
6. We had originally limited the total number of colors to three in a field of multi-tenant signage being the same. I don't think that concept is picked up in the McKenna draft anywhere.
7. Our draft ordinance actually encouraged the use of cast metal signage. The McKenna draft in Section 1474.05.02 prohibits cast iron signs, but then reverses itself in 1474.06.01 by encouraging cast metal signs.
8. In McKenna 1474.08.04 it introduces the notion that you can have a logo up to 25% of an awning area. I don't know where that came from either, but I don't think we want it.
9. As to temporary signs, we actually voted on some very specific language about the time frames and how that would work. None of that language has been accurately incorporated into the McKenna draft. Our language exactly as voted on should be inserted without revision.
10. Also in the McKenna draft sandwich signs are prohibited yet in the temporary signage section, sandwich signs are encouraged. Temporary sandwich signs are OK.
11. In the McKenna draft 1474.04.04 introduces the concept of keeping a sign in good repair during the "amortization period". I have no idea what that means.

12. Also the inspection and maintenance section of the McKenna draft 1474.04.02 discusses the idea of repairing the sign in two weeks from notice of non-conformity. I think this needs a weather-related exception if we're talking about repaint before the building official can cause such sign to be removed.
13. In the McKenna draft 1474.04.05, it inserts the whole notion of appeal to Village Council. I'm not sure that the Village Council can waive any ordinance anytime they want to, but even if they could, I'm not sure it makes sense to set forth an easy path that everyone will use to pursue some variance to a sign provision that they don't want to comply with. I see nothing wrong with allowing people to think that they have to go to court next, even if they don't necessarily.

Note: Bill Dinnan advised that in any event a zoning change, as suggested here would go to the ZBA, not Village Council. All agreed that this entire section 1474.04.05 should be omitted.

14. In the McKenna draft 1474.05.01c, it allows for 18 inch tall numbers on non-residential buildings. That is way too large and should be limited to 8 inches maximum.
15. I didn't see anything about our open and closed sign language.
16. In McKenna draft 1474.08.02, it introduces the notion of 1.5 sf of sign area per lineal foot of building frontage? Therefore, if your building isn't 32 feet wide, you pay a penalty with regard to the type of sign you can use. This also doesn't make much sense to me and I suggest we strike the concept and stick with maximum sign area 48 sf.
17. 1474.05.04, item d. It was suggested that five days is ample time for the removal of political signs following election date.
18. 1474.07.05 should be revised to a maximum height of 4' 0".
19. Discussion took place concerning the use of composite material. The Commission felt that composite or plastic materials was inappropriate for use in this ordinance and should not be included.
20. 1474.07.03 should be amended to provide that a total of one sign shall be permitted per parcel and omit the 2 sign option for corner properties.
21. We had considerable discussion concerning temporary signs for business. The premise was that we would attempt to write something strong enough so that business owners in the Village did not have to receive a permit. The suggestion was again that we re-insert the specific language from our December meeting, which is as follows:

Paragraph 1474.16 [b] [6] Temporary Signs for Business Use.

[Number references may be off]

Retail establishments located in permanent structures within the Historic District may utilize temporary signage for the purpose of business promotion provided that such temporary signage is not displayed more than 30 days in a six [6] month period. Such six [6] month periods shall begin January 1 and July 1 each year. Further, such temporary signage shall be limited to one sandwich panel type or banner style sign per

establishment, crafted to a reasonable commercial standard that in no event exceeds twelve [12] square feet per side or surface. Sign colors shall be limited as outlined in 1474.05.2. Further, such temporary signage shall not have any lighting of any kind, or anything that could be put in motion, including streamers, pennants, balloons or similar decoration. Any temporary sign deemed to be a traffic or safety hazard of any kind as determined by the Franklin Police or building official, shall be removed immediately.

Because of the cumbersome format of reviewing two drafts we are asking that any subsequent drafts be provided as underlined copies delineating the changes from the prior drafts.

gr/tr